HPK/2011/0355

Design & Access Statement

(as required by Article 4C of the GPDO and Reg. 3 of the Listed Building Regulations)

27 JUN 2011

Proposed Erection of Security Fencing

At

St Marys Catholic Primary School,
Longlands Road, New Mills, Derbyshire

For

The Governors of St Marys Primary School

Prepared by

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Project no: 1325

1 The Project

The proposed erection of steel security fencing on the northern boundary and part of the western boundary.

2 The Site

St Marys Catholic Primary School, Longlands Road, New Mills, Derbyshire SK22 3BL.

OS Location plan is attached

3 Appraisal of Context

3.1 Assessment of Planning Policy:

This site is zoned as educational in the current Local Plan/Framework Document

The site is not in a Conservation Area and not subject to TPO's or similar planning constraints.

3.2 Context of local landscape and buildings

The site is sloping in a north to south direction, with the north being the high point. The school has been constructed to the south of the site with tarmacadam play areas to the north of the school and car parking to the west of the school.

There are grassed play areas to the north and west, although these are not marked out for formal pitches due to the sloping nature of the site.

The school building appears to be around forty years old. The school building is primarily of traditional cavity wall construction, with aluminium replacement windows and a mixture of pitched tiles and flat felt roofs.

The school has been extensively extended in the past, the last extension being to extend and remodel the administration area and to provide an additional classroom (HPK/2003/0888).

The site is surrounded by residential developments. St Marys church is located to the south of the school.

There are two vehicular accesses to the site, both off Longlands Road. One entrance gives access to the car parks and the second entrance is purely to give access for the maintenance of the grassed areas to the north of the site.

There are also three pedestrian access to the site, two off Longlands Road and one to the south of the site that gives access to the church.

The site is not within a flood zone.

Although there are trees on the site, they will not be affected by the proposals therefore, in our opinion, a tree survey is not required in this case.

3.3 Evaluation of opportunities and constraints affecting the development of the site:

Physical Features

The landscaping on the site will not be greatly affected.

The fencing has been sited behind the existing stone wall on the northern boundary and will be set back within the site. This will therefore not obstruct the view from the houses on Hall Street. The fencing on the western boundary will be sited to avoid the need to grub out any established hedging.

Planning Policies

The fencing will be powder coated green in line with the fencing that has been successfully utilised in most schools within the area and therefore will be in keeping with the area. The fence will be 2000mm high to keep the top of the fence below the sight line of the existing stone wall.

Perceived Need

The school is experiencing problems with youths entering the site at nights and weekends. Whilst damage has not been caused to the school property at present, there is an increasing likelihood of the situation deteriorating in the future. As youths are utilising the schools fixed play equipment and are also skateboarding on the play areas, the Governors wish to protect themselves from prosecution in the event of any accidents, as they would still be responsible under public liability despite the fact that the youths are trespassing ion the site.

The fencing would also protect the pupils during school times, as access to the site is easily achievable over the wall on the northern boundary. The main play areas are located adjacent to this boundary.

3.4 Design Factors

The fencing is of a standard design successfully utilised in many schools within the diocese and general area.

3.5 Relationship of the design to surrounding uses

The educational use remains unchanged.

4 The Design Component

4.1 Amount of proposed development

No additional floor area is being created.

4.2 Principals of the proposed layout

The points raised under section 3.3 (Perceived Need) are reiterated here.

The works will not generate additional capacity in either pupil or staff numbers.

4.3 Scale of proposed work

The fencing will be 2000mm high.

4.4 Landscaping

The landscaping on the site will not be affected by the works, as noted previously, as no trees will be removed and no hedges grubbed out.

4.5 Appearance of the development

Fencing	"Phence86" steel powder coated green fencing as detailed on drawing 1325/02.

5 The Access Component

5.1 Access to the site itself

There are existing public highway accesses to the site, which will remain unchanged.

5.2 Convenience of access to all/inclusivity

The building will remain accessible to all sections of the community

5.3 Access to public transport

There is public transport within 100m of the site.

5.4 Flexibility to accommodate future changes

The present proposals are merely to provide a security fence. Although there are no plans for further extensions at present, the proposals will not impact on design possibilities.

5.5 Disabled access to the site and building

One disabled parking space is available on site.

A new disabled toilet facility was provided as part of the last remodelling.

Improved DDA compliant accesses to the main building have also been provided where practical.

5.6 Emergency services, service vehicles & deliveries

Access remains unchanged

The buildings are sufficiently close to the existing public highway to meet requirements.

6 Conclusions

The need for the fencing has been determined on security grounds.

The site is available to carry out the work and will not impact on any trees therefore the existing tree and shrub screening can be retained.

The development can be carried out to meet the brief, within the context of the existing school buildings, without detriment to neighbouring uses.

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